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January 24, 1971

Mr. William Poole, Esq.
Potter, Anderson & Corroon
Delaware Trust Building
Wilmington, Delaware 19801

Re: Land Redevelopment Company

Dear Bill:

I am enclosing an outline of some of Bill Ward's thoughts along with some of mine. We thought that these should be included with your records when the time comes to sit down and talk to the county. Should you have any questions regarding any of these points, do not hesitate to give me a call.

Sincerely,



Herbert W. Rowland

CC: William C. Ward

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LAND REDEVELOPMENT COMPANY

Original estimated income for five-year contract - \$1,250,000.00.

This estimate was arrived at during the conferences held with county officials in November and December of 1968. It was also based on the fact that the load count input would exceed the minimum stated in the contract by the end of the second year.

The project income that this company will receive by the time that the landfill area is filled to capacity (approximately June 30, 1971) will be in the neighborhood of \$500,000.00. *Actual - July 10, 1971*

The following items are some of the reasons that the landfill area will be filled to capacity much sooner than planned with no resultant increase in income to Land Redevelopment Company to offset its increase in expense:

1. Increase in size of trash trucks. At the time of negotiations, most of the trash trucks were in the 15-18 C.Y. capacity with little or no compaction equipment on the trucks. Now trucks have a 24-25 C.Y. capacity.

2. New Trucks - Originally estimated that it would have to be dumped once a day. 2. Due to new regulations passed by County Council in December, 1968, collectors were forced to start updating their trucks. Since county regulations required only one token payment for a truck having a capacity of up to 25 C.Y., the collector went from a 15-18 C.Y. to 24-25 C.Y. capacity trucks. These new trucks also have new and more modern types of hydraulic compaction equipment on them.

3. One thousand tons of trash being dumped a day which fills landfill area. Originally, it was stated by county officials that the average 18 C.Y. would compact to 9 C.Y. in the landfill. The new 25 C.Y. capacity trucks with compaction equipment bring to the landfill 7 tons of trash which compacts on the landfill at the rate of 3 to 3.5 C.Y. per ton. This means that this size of truck fills up the landfill area in excess of 20 C.Y. per load.

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4. Pickup Trucks - At the time of the original conferences with county officials, it was estimated that approximately 15 pickups per week would be dumped at the landfill. This item alone had increased to more than 500 a month by the middle of 1969. When the city landfill increased its fee for pickups in April of 1970 (forcing the small trucks to the county landfill), it increased to 850-900 of these small trucks per month.

It should be noted that the county regulations state that the only trucks (of any type) that can be dumped at the county landfill for the \$2.00 fee are those bringing trash from their own private dwellings. All commercial and industrial firms or corporations or individuals having their own establishments must pay a full token. (See Article III, Chapters 2 & 3, Ordinance No. 67-11 as amended Ordinance 68-105). Land Redevelopment Company contract states that it shall receive \$4.75 for every truck having a capacity of at least 2 C.Y. Practically every pickup truck body has a capacity of over 2 C.Y. for which Land Redevelopment Company has not been paid. (See Item 7, 1970 A.M. to 1970 P.M. seven days a week (except by a county ordinance on the third other than stated in the contract)).

5. Gate Trucks - Originally estimated that it would have to be dumped once a day. Now requires dumping a minimum of 25 times a week. This item not required in Land Redevelopment Company's contract.

6. County Trucks - None mentioned in original conferences. They now average

about 8 per day. and are not suitable for this type of construction (concrete, etc.).

7. One thousand tons of trash being dumped a day which fills landfill area 3,500 C.Y. per day.

and construction feasible for landfill area even if it is removed piece off (present forecasts say the area is not to be zoned commercial until 1980). The 77 acres of land included in the landfill operation had a minimum

market value of \$5,000,000 per acre before the landfill operation began. (The acquisition of all and selling some piece, the current market value is greatly reduced.)

FACTS

1. Drums of material not inspected by county inspector for hazardous chemicals.
Safety hazard to men and equipment.

2. Washing machines, refrigerators, stoves, etc., being left on highway when
dump is closed. Must be towed in or front-end loader must be used.

3. Municipalities now dumping:

New Castle

Delaware City

Middletown

Elsmere

City of Newark

County by lease or landfill be on a tonnage or cubic yard basis, which would have

4. Hours of Operation - Contract states that the landfill shall be open from
8:00 a.m. to 6:00 p.m., Monday thru Friday (which county officials had agreed to
change to a noon closing on Saturday prior to contract signing). The landfill is
in fact open from 7:00 a.m. to 10:00 p.m. seven days a week (manned by a county
employee at the times other than stated in the contract). *TP23*

5. Zoning - It was estimated that the landfill area could be used for commercial
purposes after a period of 4-5 years. Tests made by Land Redevelopment Company now
indicate that it will probably be a number of years (8-10) before the landfill area
will be suitable for commercial purposes. Present zoning would permit housing only
and landfills are not suitable for this type of construction (termites, etc.,).
Zoning has been promised and as yet nothing has been done, since commercial construc-
tion is the only type of construction feasible for landfill areas even if it is
several years off (present forecasts say the area is not to be zoned commercial
until 1985). The 77 acres of land included in the landfill operation had a minimum
current market value of \$5,000.00 per acre before the landfill operation began. *027944*
Until
settlement of fill and zoning takes place, the current market value is greatly decreased.

6. Lower Contours - This could be done now to the remaining area but the expense will be much greater than it would have been nine months ago when William Ward first brought this problem to the attention of county officials. Winter construction is much more costly than during the summer and fall months. Due to the fact that a large area is now filled with trash, lower contours at this stage of the landfill would not produce a great deal more landfill space.

7. Rapid filling of the landfill has deprived Woodlawn Gravel Company of availability of usable sand and gravel.

8. William Ward had suggested that payment to County and Land Redevelopment Company by users of landfill be on a tonnage or cubic yard basis, which would have been more equitable to both parties. Nothing has ever been done on this.

9. Increase in Income 1969-1970 *74.4%*
 Increase in Labor Force 1969-1970 100%
 Increase in Filled Area 1969 - 1970 - same as population, 75%

10. Cubic Yard Income

Anticipated	\$1,250,000.00 - 1,500,000 C.Y.	.83 C.Y.
Actual to 10/31/70	\$ 372,206.50 - 713,000 C.Y.	.52 C.Y.
Projected to 6/30/71	\$ 500,000.00 - 1,500,000 C.Y.	.28 C.Y.

521,613 actual 347,400 projected

As far as payment for a truck having a capacity of up to 25 C.Y., the collector would have a 15-25 C.Y. to 25-35 C.Y. capacity truck. These new trucks also have the latest modern types of hydraulic compaction equipment on them.

3. Generally, it was stated by county officials that the average 15 C.Y. truck would compact to 9 C.Y. in the landfill. The new 25 C.Y. capacity trucks with hydraulic equipment bring to the landfill 7 tons of trash which compacts on the ground to 3.5 C.Y. per ton. This means that this kind of truck will compact 10 tons in excess of 10 C.Y. per load.

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